

Minutes of the Tuesday, July 27th, 2021 Planning and Zoning Commission Meeting

The July 27th, 2021 Regular Planning and Zoning Commission meeting was called to order at 6:00 p.m.

Roll Call. The Following commissioners were present: Streit, Ward, Broderick, and Koshy. Commissioner Hoifeldt, Inman, and Conley were absent. City staff in attendance: Brad Deets, Andy Kass, Melissa DeBoer, and Kathryn Purvis.

Agenda Approval. A motion was made by Commissioner Broderick, and seconded by Commissioner Ward, to approve the agenda for the July 27th, 2021, Planning and Zoning Commission meeting. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Approval of the July 13th, 2021 Regular Meeting Minutes. A motion was made by Commissioner Streit, and seconded by Commissioner Ward, to approve the minutes of the July 13th, 2021 regular Planning and Zoning Commission meeting as written. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Open Forum: None

Approval of a Rezoning related to a change from K-RC (Kettlestone Retail Community District) to K-RR (Kettlestone Retail Regional District)/ PD-1 (Planned Development Overlay)[KeeTown Loop]

Director of Development, Brad Deets, introduced the rezoning as submitted by the applicant, The Quarter at Waukee, LLC, for a concert venue and surrounding related development. The subject property is generally located north of Ashworth Road and west of Grand Prairie Parkway, containing approximately 24.5 acres. The applicant has submitted consent from 63.51% of the surrounding property within a 200 foot radius of the subject property. Notification of the rezoning was mailed on July 16th, 2021 and rezoning signs were erected July 20th, 2021.

Mr. Deets advised that the purpose for the rezoning is due to the fact that the K-RR district allows for larger and taller buildings as opposed to the K-RC district even though the uses between the two districts are very similar. The proposed request maintains an approximate 12 acre area of K-RC zoning located west of Parkview Crossing Drive which provides a more compatible transition for the residential properties to the west while allowing for the larger buildings to be built at the intersection of Grand Prairie Parkway and Ashworth Road. The purpose of the added Planned Development aspect further defines the "entertainment establishment" use and provides clarity to site specific details related to loading docks/screening, drive thru establishments, parking and architectural intent, as well as signage.

The proposed rezoning request is generally consistent with the approved Kettlestone master Plan and Kettlestone Design Guidelines and staff would recommend approval. Future platting and site plan approval will be required prior to any individual development within the subject property.

- Commissioner Koshy questioned what the parking looks like for a project of this size. Mr. Deets advised there is a minimum of 1700 parking stalls needed for the development as it has been presented on the concept plan.
- Commissioner Koshy questioned how the development will effect traffic and the surrounding residential areas. Mr. Deets advised that there will be signals installed as well as turn lanes. Traffic studies have shown that currently, Grand Prairie Parkway will support this development.
- Commissioner Koshy questioned if there are going to be any additional amendments that change landscaping and open space requirements. Mr. Deets advised that all other requirements will still need to be met with no additional amendments.
- Commissioner Broderick questioned if it was the entire development that created the 0.7 Floor ratio hotel use calculation. Mr. Deets advised that was correct.
- Matthew Graham of 2665 SE Willowbrook Drive, questioned what the new zoning height allow for. Mr. Deets advised that the new height maximums would equal 8 stories or 40 Feet in height.

Commissioner Broderick moved to approve the Rezoning related to a Change from K-RC (Kettlestone Retail Community District) to K-RR (Kettlestone Retail Regional District)/ PD-1 (Planned Development Overlay) [KeeTown Loop], subject to a remaining staff comments and review of any legal documents. Commissioner Ward seconded the motion. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Approval of a Rezoning related to a change from A-1 (Agricultural District) to R-2 (One and Two Family Residential District) [Fox Valley Phase 2]

Planning Coordinator, Andy Kass, introduced the request for approval of a rezoning for a single family residential district as submitted by the applicant, Fox Valley Development LLC. The subject property is generally located south of NW Meredith Drive and west of N. Warrior Lane, containing approximately 17.86 acres. The applicant has submitted consent from approximately 68.68% of property owners within 250-feet of the area subject property, and staff has not received any correspondence for or against the request.

Mr. Kass advised that the concept plan identifies 50 shingle family lots to be incorporated into the already developing Fox Valley neighborhood. This project takes the place of an outlot that was to housing a potential future school location that has since relocated. All lots conform to the standard R-2 district requirements and a landscape buffer will be required along the south sides of NW Hillside Boulevard. Three street extensions are identified as well as a 10 foot wide trail along the south side of NW Hillside Boulevard and 5 foot sidewalks on all other streets. Utilities exist to serve the site and Stormwater will be managed within Outlot Y which will be owned and maintained by a homeowners association. Additional parkland is being dedicated with this development which will add an additional 1.31 acres to the previously dedicated 2.44 acres from the initial Fox Valley preliminary plat.

At this time staff recommends approval of the rezoning for Fox Valley Phase 2 as the zoning district is generally consistent with the land uses identified in the Comprehensive Plan.

- Commissioner Koshy questioned if there is an entry into the park from the residential properties. Mr. Kass advised there is intention for the installation of a trail into the park from the street. The entry is approximately 20-30 feet wide at the narrowest point.

Commissioner Streit moved to approve the Rezoning related to a Change from A-1 (Agricultural District) to R-2 (One and Two Family Residential District) [Fox Valley Phase 2], subject to any remaining staff comments and review of all legal documents. Commissioner Broderick seconded the motion. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Approval of a Rezoning related to a change from K-OF (Kettlestone Office) to R-4 (Row Dwelling & Townhome District)/ PD-1 (Planned Development Overlay)[Vintage Estates]

Planning Coordinator, Andy Kass, introduced the request for approval of a rezoning for a detached townhome development as submitted by the applicant, Harvest Investments, LLC. The subject property is generally located north of SE Esker Ridge Drive and west of E Parkview Crossing Drive, containing approximately 7.97 acres. The applicant has submitted consent from approximately 56.86% of property owners within 250-feet of the subject property. To date, staff has not received any correspondence for or against the rezoning.

Mr. Kass advised that the concept plan identifies 29 detached townhomes intended to be owner occupied by individuals 55 years of age and older. Each unit will be individually owned and the common areas and clubhouse will be owned and maintained by a homeowners association. Landscape buffers will be required along all sides of the development and access is provided off of SE Esker Ridge Drive. All units are accessed off of an interior private street. Utilities are available to serve the site and storm water detention is accounted for in the existing pond to the east, which is owned and maintained by the city of Waukee. The planned development documents address the request for 10 foot setbacks, a change from the required 12 foot setback in addition to reduced front setbacks from 25 feet to 22 feet or units that do not have a sidewalk fronting them. All typical perimeter setbacks of 30 feet will be maintained. In exchange the development will have minimum square footage floor areas, prohibition of vinyl siding, and elevated landscaping requirements. The applicant has offered a fee in lieu of parkland dedication.

At this time staff would recommend approval of the rezoning for Vintage Estates of Waukee as the development is generally consistent with the land uses identified in the Comprehensive plan and Kettlestone master Plan as well as the recent local developments that have led to the compatibility with the proposed downzoning of the subject property.

- Commissioner Broderick questioned if there is anywhere else in the City where a project like this is essentially used as a buffer between residential and commercial uses. Mr. Kass advised that the Brookridge Townhomes are a similar product, however the Courtyards at Parkside development is the closest example of detached townhomes as a “zoning buffer” to gradually increase/decrease the intensity of use in an area.
- Commissioner Broderick raised a concern regarding losing office space for residential. Mr. Kass advised that the entertainment district to the south is driving the development in

the area and in recent years office space has been identified as a use that may not be needed in the volumes anticipated.

- Commissioner Koshy questioned what is driving the setback requirements for the development. Mr. Kass advised that private streets aren't required to meet standard minimums, and generally makes the project viable by allowing a certain number of units to fit on the site.
- Matthew Graham of 2665 SE Willowbrook Drive advised that he borders the subject property and was concerned with the setback allowances as he had originally been excited for the potential office space and had purchased his home with the knowledge of that area being intended for that use. Mr. Kass advised that if the area remained at the current zoning the principal structure would be required to set back 50 feet from a residential property line, the landscape buffer would be 25 feet regardless of zoning.
- Commissioner Broderick questioned about the uses of the clubhouse. Jason Iddenden of Snyder and associates explained the planned available amenities of the club house.
- Commissioner Koshy questioned about the structure of the Cooperation, and what happens if homes don't initially sell, or resell. Ray Visby a representative of the applicant advised that the developer is responsible for the lots until each lot is individually owned. In the event that someone abandons their property, the equity built into the unit will be used to cover the portion of the fees over being distributed on other residents.
- Commissioner Broderick questioned if the developer would be willing to work with the homeowner present about an acceptable landscape buffer. Mr. Visby agreed.

Commissioner Streit moved to approve the rezoning related to a change from K-OF (Kettlestone Office) to R-4 (Row Dwelling & Townhome District)/ PD-1 (Planned Development Overlay)[Vintage Estates]. Commissioner Ward seconded the motion. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Approval of a site Plan for Kettlestone Apartments (2595 SE Encompass Drive)

Planning Coordinator, Andy Kass, introduced the request submitted by the applicant, Downing Construction INC, for approval of a site plan related to a multi-family residential development. The subject property is generally located north of SE Encompass Drive and west of Grand Prairie Parkway, containing approximately 2.28 acres.

The site plan identifies the construction of a 17,640 square foot apartment building approximately 49 feet high at its maximum peak. A total of 85 units, some of which are rental and some of which are intended for owner occupation, are identified in the building as well as trash and recycling facilities interior to the building. Access to the property is provided off of SE Encompass Drive and a sidewalk connection is identified to connect the site to the trail on Grand Prairie Parkway. A total of 140 parking spaces are provided on site, satisfying the parking requirements. Landscaping, open space, elevation, and lighting requirements have been met at this time.

Staff would recommend approval of the site plan for Kettlestone Apartments subject to any remaining staff comments.

- Commissioner Broderick questioned the location of a transformer in a parking island. Mr. Kass advised that is one of the outstanding staff comments that the applicant is waiting for a final response from Mid-American Energy to rectify.

Commissioner Streit moved to approve the Site plan for Kettlestone Apartments [2595 SE Encompass Drive], subject to remaining staff comments. Commissioner Ward seconded the motion. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Commissioner Koshy moved to table items 9 and 10 related to Waukee Crossing Plat 2 to the end of the meeting to wait for an additional Commissioner to provide a quorum to vote on the projects.

Approval of a Final Plat for Autumn Valley Plat 1

Planning Coordinator, Andy Kass, introduced the request as submitted by the applicant, D.R. Horton for approval of a single family residential subdivision. The subject property is generally located south of Spruce Street and west of 9th Street containing approximately 11.36 acres.

Mr. Kass advised that the final plat identifies 30 lots for single family development proposed to meet the minimums of the R-2 zoning district. Lots range in size from 8,060 square feet to 13,550 square feet. Outlot X is identified for Stormwater detention purposes and will be owned and maintained by the homeowners association. Outlot y is to be dedicated to the City of Waukee to satisfy the needed 1.14 acre parkland dedication requirements. Two public street extensions are part of this plat as well as a 10-foot wide trail along the west side of 10th street and five-foot wide sidewalks in all other areas as the lots develop. Utilities are available for the development and a landscape buffer easement has been indicated on all lots that are adjacent to 10th street.

At this time staff would recommend approval of the final plat for Autumn Valley plat 1 subject to any remaining staff comments and completion of the public improvements.

- Commissioner Broderick questioned if the location of the parkland had the intention of bordering other parkland from future developments. Mr. Kass advised that was correct, the intent would be to group the parkland to the west and south.

Commissioner Streit moved to approve the final plat for Autumn Valley Plat 1 subject to remaining staff comments and completion of the public improvements. Commissioner Broderick seconded the motion. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Commissioner Koshy Moved to Table the items related to Waukee Crossing Plat 2 to a special meeting to be held Thursday July 29th, 2021 provided a fourth Commission member can be called in to provide the required quorum. Commissioner Ward seconded the motion.

New Business

Planning Coordinator, Andy Kass, introduced new business to the commission.

Adjournment

Commissioner Streit moved to Adjourn the July 27th, 2021 regular Planning and Zoning Meeting. Commissioner Broderick seconded the motion. Ayes: Streit, Ward, Broderick, and Koshy. Nays: None. Motion Carries.

Meeting adjourned at 7:20pm.

Cherian Koshy, Chairman

Attest:

Brad Deets, Director of Community Development